

Article 4. Zoning Districts

4.1 Establishment of Districts

For the purpose of this UDO, portions of the City, as specified on the Official Zoning Map of the City, are hereby divided into the zoning, design, and overlay districts enumerated below. The intensity regulations applicable for such zoning districts are designated in Article 5 and the use regulations are designated in Article 6 of this UDO.

Residential Zoning Districts		
A-O	Agricultural-Open	
A-OR	Rural Residential Subdivision	
R-1	Single-Family Residential	
R-1B	Single-Family Residential	
R-2	Duplex Residential	
R-3	Townhouse	
R-4	Multi-Family	
R-6	High Density Multi-Family	
R-7	Manufactured Home Park	
Non-Residential Zoning Districts		
A-P	Administrative/Professional	
C-1	General Commercial	
C-2	Commercial-Industrial	
C-3	Light Commercial	
M-1	Light Industrial	
M-2	Heavy Industrial	
C-U	College and University	
R & D	Research & Development	
Planned Districts		
P-MUD	Planned Mixed-Use District	
PDD	Planned Development District	
Design Districts		
WPC	Wolf Pen Creek Development Corridor	
Northgate	NG-1	Core Northgate
	NG-2	Commercial Northgate
	NG-3	Residential Northgate
Overlay Districts		
OV	Corridor Overlay	
RDD	Redevelopment District	

4.2 Official Zoning Map

- A.** The City is hereby divided into the above zoning districts, as shown on the Official Zoning Map, together with all explanatory matter thereon, and adopted by reference and declared to be a part of this UDO. The Official Zoning Map shall be identified by the signature of the Mayor, attested by the City Secretary, and bearing the Seal of the City of College Station under the following words:

"This is to certify that this is the Official Zoning Map referred to in Section 4.2 of the Unified Development Ordinance (UDO) of the City of College Station, Texas."
- B.** If, in accordance with the provisions of this UDO and §211.006 of the Texas Local Government Code, as amended, changes are made in the district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the City Council and signed by the Mayor.
- C.** Approved zoning changes shall be entered on the Official Zoning Map by the Administrator and each change shall be identified on the Map with the date and number of the Ordinance making the change.
- D.** No change of any nature shall be made on the Official Zoning Map or matter shown thereon except in conformity with procedures set forth in this UDO. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this UDO and punishable as provided under Section 10.2, Penalties for Violation.
- E.** Regardless of the existence of purported copies of the Official Zoning Map which may from time-to-time be made or published, the Official Zoning Map, which shall be located in the office of the Development Services Department, shall be the final authority as to the current zoning status of land and water areas in the City. The Official Zoning Map shall be available to the public at all hours when the City Hall is open to the public.
- F.** An electronic version of the Official Zoning Map, kept as a map layer in the City's Geographic Information System (GIS) in the Office of the Development Services Department, may be used and maintained as the Official Zoning Map.
- G.** A zoning atlas, or zoning book, may be prepared and maintained as necessary for the use of City employees and has no official status.

4.3 Replacement of Official Zoning Map

- A.** This UDO hereby incorporates the Official Zoning Map.
- B.** Unless the prior Official Zoning Map has been lost or has been totally destroyed, the prior map or any significant parts thereof remaining shall be preserved, together with all available records pertaining to its adoption or amendment.

4.4 Rules for Interpretation of District Boundaries

Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

- A.** Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
- B.** Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

- C. Boundaries indicated as approximately following city limits shall be construed as following such city limits.
- D. Boundaries indicated as following railroad lines shall be construed to be midway between the rails of the main line.
- E. Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as moving with the actual shoreline. Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such centerlines.
- F. Boundaries indicated above as parallel to, or extensions of features, shall be so construed. The scale of the map shall determine distances not specifically indicated in a classification amendment.
- G. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered above, the Zoning Board of Adjustment (ZBA) shall interpret the district boundaries as provided in Section 2.3, Zoning Board of Adjustment.

4.5 Application of District Regulations

A. Uniformity

The zoning regulations as set forth by this UDO within each district shall be applied uniformly for each class or kind of building; however, the regulations vary from district to district in accordance with their respective purposes for the character of each district and its peculiar suitability for particular uses, with a view of conserving the value of buildings and encouraging the most appropriate use of land in the municipality.

B. Newly Annexed Territory

The administration of this UDO to newly annexed territory shall consider the following provisions:

1. Any territory hereafter annexed to the City of College Station, not otherwise classified at the time of annexation, shall be classified by applying the A-O, Agricultural Open district.
2. Upon annexation, no person shall initiate any development or construction activity, including site preparation, foundation forming, sign erection, construction, improvement, repair or demolition within a newly annexed area without first applying for and obtaining the appropriate permits or other approvals required by this UDO.
3. No person relying on a claim of vested rights shall continue any development activity within a newly annexed area without first applying for and obtaining a building permit; however, persons are not precluded from the following activities:
 - a. continuing to use land in the area in the manner in which the land was being used on the date the annexation proceedings were instituted if the land use was legal at that time; or
 - b. beginning to use land in the area in the manner that was planned for the land before the 90th day before the effective date of the annexation if:

- (1)** one or more licenses, certificates, permits, approvals, or other forms of authorization by a governmental entity were required by law for the planned land use; and
 - (2)** a completed application for the initial authorization was filed with the governmental entity before the date the annexation proceedings were instituted. For purposes of this section, a completed application is filed if the application includes all documents and other information designated as required by the governmental entity in a written notice to the applicant.
- 4.** In accordance with §43.002. Continuation of Land Use, of the Texas Local Government Code, the City may apply the following regulations within newly annexed territory:
 - a.** a regulation relating to the location of sexually-oriented businesses;
 - b.** a regulation relating to preventing imminent destruction of property or injury to persons;
 - c.** a regulation relating to public nuisances;
 - d.** a regulation relating to flood control;
 - e.** a regulation relating to the storage and use of hazardous substances;
 - f.** a regulation relating to the sale and use of fireworks; or
 - g.** a regulation relating to the discharge of firearms.
- 5.** Any person with an interest in property within a newly annexed area may apply to the Administrator for a determination of the vested rights such person has, if any, to continue development activities initiated prior to annexation. Such determinations shall be based upon all pertinent facts and upon the relevant decisions of State and Federal courts. The applicant may submit any written evidence to the Administrator for consideration. The Administrator's written determination shall be final unless duly appealed to the Zoning Board of Adjustment.